SUBJECT: Definition of "Building"

EFFECTIVE DATE: September 2002 **REVISED:** July 2004

INTERPRETATION NUMBER: ADM – 1.0202 (formally 1.0203.1)

SEE ALSO: 2003 IBC – Section 202

INTERPRETATION SUMMARY

The definition provided by Section 202 says that a building is "any structure used or intended for supporting or sheltering any use or occupancy". Webster's dictionary defines a building as "noun 1: a roofed and walled structure built for <u>permanent</u> use 2: the art or business of assembling materials into a structure". The American Heritage Dictionary defines building as "something that is <u>built</u>, as for human habitation". City of Salina Zoning Ordinance 42-637 defines "building" as "any covered structure built for the support, shelter or enclosure of persons, animals, chattels or moveable property of any kind, and which is permanently affixed to the land". This Department has, on occasion, been asked to issue a building permit for a tractor-trailer box, railroad car or portable shipping container to be used as a storage facility. It is the opinion of the Department that none of these constructs would meet the intent of the definition of "building".

The city issues Temporary Use Permits for portable structures such as construction trailers or shipping containers. Mobile Home permits are issued for manufactured homes located in parks. Manufactured homes situated on building lots are required to have a building permit, but must have permanent foundations. Foundations that root the building to the ground establish the concept of permanence. Wind anchors do not convey the same permanence. We are unable to see how a building permit could be issued for a portable structure or for a structure where nothing will be built. It is our policy that a building permit will not be issued for these types of structures unless plans are prepared and submitted by a licensed architect for full structural and nonstructural plan review and permanent foundations are provided. In lieu of a building permit, a Temporary Use Permit would be required.